105.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	695,600 / 695,600
					USE VALUE:	695,600 / 695,600
					ASSESSED:	695,600 / 695,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
19		CHEROKEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOOHEY DONALD J-DOROTHY T
Owner 2:	TRS/TOOHEY FAMILY TRUST
Owner 3:	
Street 1:	19 CHEROKEE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	TOOHEY DONALD J-DOROTHY T -
Owner 2:	-
Street 1:	19 CHEROKEE RD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains .239 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1950, having primarily Vinyl Exterior and 1440 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R0	LARGE LOT	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10416.000	182,900		512,700	695,600
Total Card	0.239	182,900		512,700	695,600
Total Parcel	0.239	182,900		512,700	695,600

Source: Market Adj Cost | Total Value per SQ unit /Card: 483.06 | /Parcel: 483.06

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 67714

GIS Ref

GIS Ref

Insp Date 09/14/18

!8349!

PREVIOUS ASSESSMENT

Parcel ID: 105.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	182,900	0	10,416.	512,700	695,600		Year end	12/23/2021
2021	101	FV	176,400	0	10,416.	512,700	689,100		Year End Roll	12/10/2020
2020	101	FV	176,500	0	10,416.	512,700	689,200	689,200	Year End Roll	12/18/2019
2019	101	FV	162,400	0	10,416.	512,700	675,100	675,100	Year End Roll	1/3/2019
2018	101	FV	162,400	0	10,416.	439,500	601,900	601,900	Year End Roll	12/20/2017
2017	101	FV	162,400	0	10,416.	410,200	572,600	572,600	Year End Roll	1/3/2017
2016	101	FV	162,400	0	10,416.	351,600	514,000	514,000	Year End	1/4/2016
2015	101	FV	161,600	0	10,416.	315,000	476,600	476,600	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:10:41

LAST REV

Date	Time
10/01/18	15:27:20
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 8349

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
TOOHEY DONALD J	1377-21		11/12/2009	Family	100	No	No		
	725-66		1/1/1901	Family		No	No		N

USER DEFINED

Prior Id # 1:	67714
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/8/1999	338	Manual	15,000					SIDING,ROOF,WINDOW

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	BS	Barbara S
2/26/2009	Meas/Inspect	163	PATRIOT
11/30/1999	Inspected	267	PATRIOT
11/10/1999	Mailer Sent		
10/27/1999	Measured	263	PATRIOT
8/21/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10416		Sq. Ft.	Site		0	70.	0.70	4									512,739						512,700	

Total AC/HA:	0.23912	Total SF/SM:	10416	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	512,739	Spl Credit		Total:	512,700

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	TAN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	5 - Lino/Vinyl		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Average
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.98490000
Adj $ / SQ:	132.962
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	248568
Depreciation:	65622
Depreciated Total:	182946

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

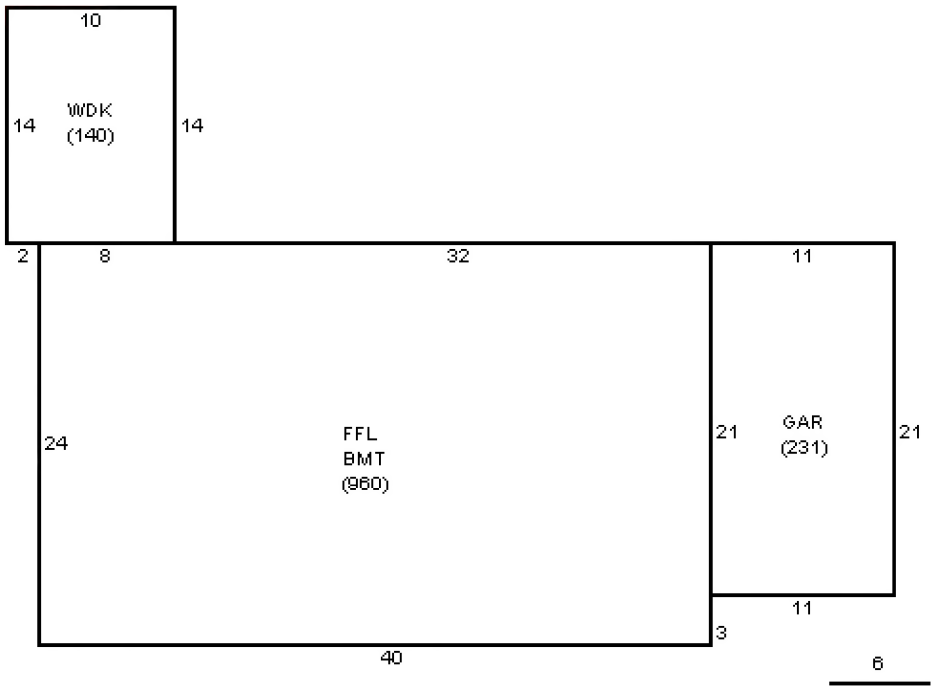
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	132.96
Special Features:	0	Val/Su Net:	79.83
Final Total:	182900	Val/Su SzAd	190.52

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	960	52.850	50,738
FFL	First Floor	960	132.960	127,643
GAR	Garage	231	25.430	5,875
WDK	Deck	140	12.940	1,812

Net Sketched Area:	2,291	Total:	186,068
Size Ad	960	Gross Area	2291	FinArea	1440
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	50	A	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

105.0-0005-0008.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc